

INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE INSURANCE

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: R. Allen Henke
(Name)
(Address) 380 Lakeshore Drive
#18
Shelby, Alabama 35143

MINIMUM VALUE: \$5,000.00

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we
MARY JEAN BAUMGARTNER, formerly known as MARY JEAN HENKE, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

R. ALLEN HENKE

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith
AS THOUGH FULLY SET OUT HEREIN.

02/12/2002-07260
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
and MEL 19.00

Inst # 2002-07260

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st
day of February, 2002
(Seal) MARY JEAN BAUMGARTNER (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
County } General Acknowledgment

I, the undersigned authority in said State, hereby certify that MARY JEAN BAUMGARTNER a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of February 2002
5/17/2003 My Commission Expires: Notary Public

EXHIBIT "A"

PARCEL I:

A parcel of land in the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 13, Township 24 North, Range 15 East, more particularly described as follows:

Beginning at a 1 1/2" pipe found at the Southeast corner of the Southwest quarter of the Northeast quarter of said section 13; thence North 00 degrees 50 minutes 55 seconds East along the East line of said sixteenth section, a distance of 212.62 feet to a 1/2" pipe, found; thence West 79 degrees 02 minutes 09 seconds West, a distance of 26.23 feet to a point; thence South 00 degrees 06 minutes 16 seconds East a distance of 53.54 feet to a 1" rebar, found; thence South 77 degrees 17 minutes 45 seconds West a distance of 95.90 feet to a 1" rebar, found; thence 66 degrees 40 minutes 24 seconds West a distance of 65.97 feet to a rebar with a cap stamped "R. Farmer", found; thence South 06 degrees 35 minutes 33 seconds West a distance of 75.45 feet to a rebar with a cap stamped "R. Farmer", found; thence South 32 minutes 47 minutes 10 seconds West a distance of 100.65 feet to a rebar with a cap stamped "R. Farmer", found; thence 52 degrees 05 minutes 25 seconds West, a distance of 92.11 feet to a 1" rebar, found; thence North 26 degrees 24 minutes 25 seconds West, a distance of 61.73 feet to a point; thence North 01 degree 13 minutes 36 seconds East, a distance of 112.20 feet to a 1/2" crimped pipe, found on the south right of way of County Highway No. 71; thence South 56 degrees 28 minutes 37 seconds West, a distance of 30.85 feet to a point; thence South 01 degree 03 minutes 24 seconds West, a distance of 94.55 feet to a point; thence South 26 degrees 02 minutes 16 seconds East, a distance of 79.42 feet to a point; thence South 31 degrees 28 minutes 55 seconds East, a distance of 10.64 feet to a rebar with a cap stamped "R. Farmer", found; thence South 39 degrees 41 minutes 11 seconds East, a distance of 55.10 feet to a rebar with a cap stamped "R. Farmer", found; thence South 20 degrees 57 minutes 41 seconds East a distance of 68.03 feet to the shore of Lay Lake; thence South 72 degrees 42 minutes 41 seconds East, along the shore of Lay Lake, a distance of 150.19 feet to a point; thence North 44 degrees 29 minutes 08 seconds East, a distance of 99.15 feet to a 1" rebar, found; thence North 53 degrees 47 minutes 08 seconds East, a distance of 64.68 feet to the Point of Beginning. According to the survey of Sid Wheeler, dated November 30, 1997.

ALSO,

Lots 3, 6 and 7, according to the survey of LaCoosa Estates, as recorded in Map Book 5, Page 35, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

COVENANTS, RESTRICTIONS AND CONDITIONS OF RECORD.

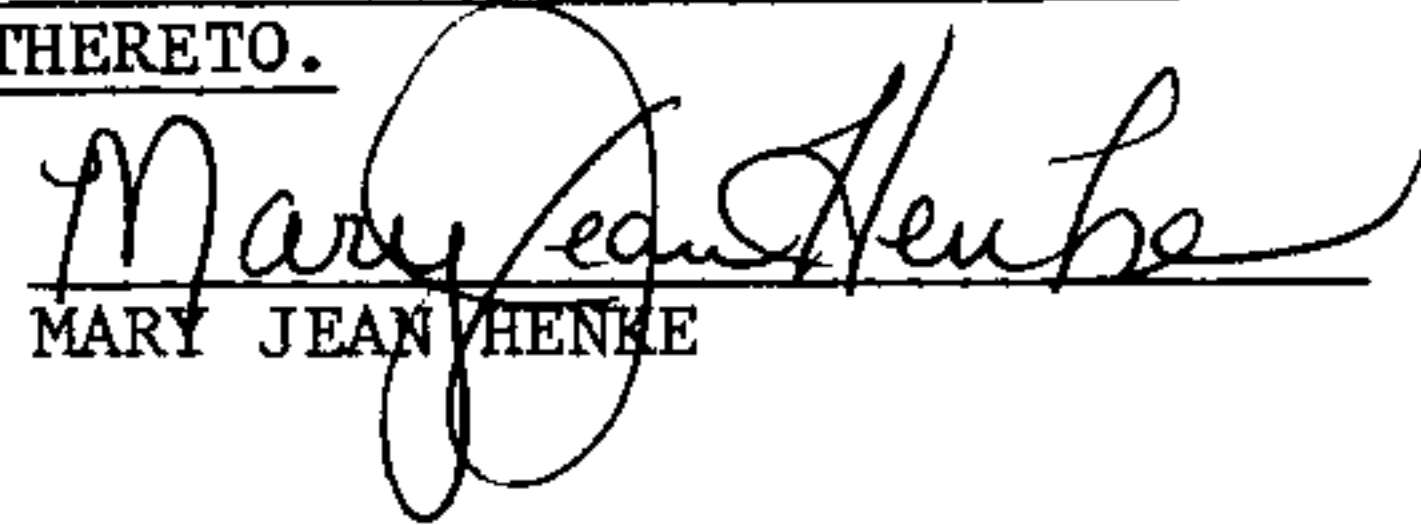
SUBJECT TO AD VALOREM TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

SUBJECT TO MINERAL AND MINING RIGHTS OF RECORD AND ALL RIGHTS AND PRIVILEGES INCIDENT THERETO.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

DATE:

2/1/02


MARY JEAN HENKE

Inst # 2002-07260

02/12/2002-07260
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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 19.00